

PHILADELPHIA MULTIFAMILY HOUSING HUB NEWS



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Disaster Voucher Program

HUD has used the recently appropriated supplemental funding of \$390 million to replace and expand its current rental assistance program that aided families who lost their homes to Hurricane Katrina. As of January 31, 2006, the Katrina Disaster Housing Assistance Program (KDHP) was replaced by the Disaster Voucher Program (DVP), which encompasses both similarities and distinct differences.



Families who qualify for DVP are no longer required to get a FEMA number. Instead, local housing authorities will register and verify eligibility using existing HUD criteria. The additional funding allows HUD to waive the requirement for income and tenant contribution for up to 18 months. Under DVP, if a family's original housing becomes available prior to the end of that 18-month period, the family is eligible to reoccupy that housing.

Families who fall into any of the categories mentioned above are urged to call (866) 373-9509.

Operators at this call center will refer families to Public Housing Agencies (PHAs) across the country. The appropriate PHA will assist the family in its search for available housing in the city the family selects. The DVP assistance will cover rent and utility costs at the local Fair Market Rent.

APPS Help Lines

Clients needing help with the electronic submission of 2530s, Previous Participation Certificates, should contact the National Help Desk and obtain a Tracking ID Number (i.e., a "trouble" ticket). The telephone number is as follows: 800-767-7588. The telephones will be manned by HUD staff who will be able to answer most questions. Any issues that cannot be resolved will be sent to technical teams which will fix "glitches" and plan upgrades.



Other clients who have non-related APPS problems, such as obtaining IDs, setting up coordinators, and accessing HUD systems (i.e., those who have previously not worked directly in HUD systems, like PASS, FASS, and TRACS), should call the following telephone number: 888-245-4860.

Foreclosure Sale

Westgate I & II Apts., two projects located in Pittsburgh, PA will be going to foreclosure sale on April 26, 2006. They were built in 1970

and are comprised 56 buildings offering 40 one-bedroom, 312 two-bedroom and 82 three-bedroom units. Bids will be accepted orally at 10:00 AM the Allegheny County Courthouse.

See www.hud.gov/offices/hsg/mfh/pd/west/westpage.cfm for further details.



Cogeneration in New Jersey



In the December 2005 issue of Philadelphia Multifamily Hub News, we discussed the availability of two new energy guides on cogeneration that are available from HUD's energy website at: www.hud.gov/offices/cpd/energyenviron/energy/index.cfm.

cfm.

Rowan University, in Glassboro, NJ, a previous recipient of a \$153,364 HUD college housing grant, has become a model for this concept and is helping the state meet a major challenge—the coexistence of economic development and environmental protection. Overall, it has invested about \$26.5 million to upgrade its power plant. By September 2006, it will be producing 1.5 megawatts of power. This will generate close to 80% of its electricity needs and will provide air conditioning to some of its buildings. Cogeneration which involves taking heat energy— a byproduct of electricity production— will use it to heat and cool campus buildings rather than expelling it into the atmosphere and contributing to air pollution.

Here's how Rowan's cogeneration units work:

- *Natural gas or fuel oil mixes with air in a combustion turbine to create energy.
- *The energy is used to move the blades of a generator, which produces electricity for campus use.
- *At the same time, the heat from the combustion process is used to heat water, which produces steam.
- *The steam moves through underground lines to campus buildings, where it is used for heating and hot water.
- *The steam can also proceed to a water chiller, where it is used to power machinery that cools water for air conditioning.

Projections show that Rowan will save around \$1.2 million a year. This is attractive because the school spent \$7.3 million on electricity, natural gas and fuel oil between July 2004 and June 2005 (reference January 9, 2006 Courier-Post).

Because of the project's high energy efficiency, the school will receive \$1 million rebate from the NJ Board of Public Utilities' Clean Energy Program and about \$600,000 in rebates for other energy initiatives around the campus.

New Rules for Lead-Paint Removal

The Environmental Protection Agency (EPA) has proposed new rules for lead-based paint removal that will affect remodeling contractors and others working in dwellings built before 1978.

The changes, announced December 29, 2005, would require anyone being paid for renovation work to be trained and certified in lead-removal practices, including painters, and other specialty trades and maintenance workers in multifamily housing. EPA Administrator Stephen L. Johnson said that the changes were intended to further reduce the risk of exposure to lead for children 6 years old and younger.



Lead was used in paint from the mid-19th century until the 1970s as a surface-bonding agent. Once the health risks from lead became known, the federal government banned the manufacture of lead-based paint in 1978. This action was followed up in 1992 with the Residential Lead-Based Paint Reduction Act, which established standards and programs to rid housing of lead-based contaminants.

These efforts have proven extremely successful and have resulted in a reduction of elevated levels of lead in children from 4 million cases in 1978 to 890,000 in the 1990s. In addition, the average amount of lead in children's blood declined by 25% between 1996 and 1999.

As you know, landlords must disclose known information on lead-based paint and its hazards before leases take effect. Leases must include a disclosure form.

For more information about this change, go to: www.epa.gov/lead/pubs/renovation.htm.

Grant Opportunities

The pamphlet, "Step by Step: Your Guide for Registering for Grant Opportunities" can be downloaded at: www.hud.gov/offices/adm/grants/nofa06/regbrochure.pdf. Also see www.hud.gov/offices/adm/grants/fundsavail.cfm for early registration information for FY 06 grants, and the 1/20/06 Federal Register for FY 06 funding policy requirements at: www.gpoaccess.gov/fr/index.html.

Common Occupancy Findings

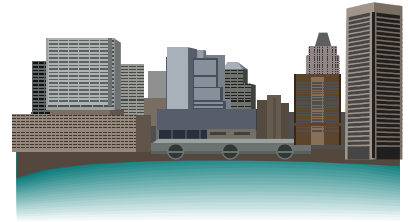
The following findings were noted during occupancy reviews of subsidized projects in PA by PMAM, PHFA's contractor:

- *Using outdated Race/Ethnicity Forms (updated 5/03).
- *Missing landlord history verification in Tenant Selection Plan.
- *Not updating Citizenship Declaration or Family Summary Form for family members added after move-in.
- *Missing race and ethnicity data collection forms.
- *Incomplete or unsigned HUD Forms 9887 and 9887a.
- *Proof of age.
- *Household relationship not verified.
- *Files missing the last 3 years of 50059s and back-up.
- *Unsigned verification forms, 50059s, leases, etc.
- *50059 forms signed late with no explanation.
- *50059 citizenship code is "PV" or another incorrect code.
- *Failure to double-check computer entries.
- *50059 for gross rent change missing.
- *Software not updated to reflect current income limits.
- *Initial notice and/or reminder notices have incorrect or missing cutoff dates.
- *Annual recert. date does not match move-in date.
- *Current 50059 data not matched against prior 50059.
- *Lease terms less than one year.
- *Lease addendums not HUD-approved.
- *Verification forms do not ask appropriate questions and do not have Privacy Act notice.
- *Not attempting 3rd party verifications.
- *Missing documentation for 3rd party verifications and no explanation for use of alternate verifications.
- *Items checked on Income Checklist but not verified on the 50059.
- No 3rd party verification for tenants receiving State Supplementary Payment (SSI).
- *Missing the "disposed of assets" question.
- *Actual value of asset used instead of cash value.
- *Current balance of checking accounts used instead of 6 month average balance or 6 consecutive statements.
- *Verification of medical expense does not show frequency of payment.
- *Medical expenses not included on 50059 because they are less than the 3% minimum.
- *Security deposit not returned within 30 days of move-out with a Security Disposition letter.
- *Move-out inspection forms not filed.
- *Move-out dates in the file do not match the move-out adjustment on the HAP voucher.



Eastern Lenders Conference

The 2nd Annual Eastern Lenders Conference was held in Baltimore, MD, on March 6-8, 2006. In attendance were over 140 lenders from the east coast, as well as HUD-managers from the Philadelphia, Baltimore, New York, Buffalo, and Boston Hubs.



The conference focused on MAP issues, refinancing Section 202 projects, appraisals, and Section 236 decoupling/Mark-to-Market transactions.

Affordable Housing Needs: A Report to Congress



In 1990, the U.S. Senate Appropriations Committee directed HUD to "resume the annual compilation of a worst case housing needs survey of the United States ... to estimate the number of families and individuals whose incomes fall 50% below an area's median income, who either pay 50% or more of their monthly income for rent, or who live in substandard housing."

Households with "worst case needs" are defined as unassisted renters with very low incomes (below 50% of area median income - AMI) who pay more than half of their income for housing or live in severely substandard housing.

This report is the ninth in a series of Worst Case Needs Reports to Congress. The report is organized into four basic sections. Chapter 1- provides an introduction, including a discussion of terms and sources; Chapter 2- outlines the findings of worst case needs by various categories such as demographics and geography; Chapter 3- presents a new analysis using data from the Census Bureau's Survey of Income and Program Participation to compare estimates of severe rent burden and examine the duration of those rent burdens; and Chapter 4- assesses the supply of affordable rental housing.

In addition to examining the experiences of renters, their incomes and the amounts they pay in rent, this report also looks at the availability of affordable rental housing and how these supply issues may affect worst case needs. To read the full report see: www.huduser.org/publications/affhsg/affhsgneed.html.

Jersey City Still Soaring

Jersey City, NJ- one of the hottest real estate markets in the New York City area in recent years- is still being noticed by large developers. The newest and most famous name is Donald Trump.



Trump has said that Jersey City has made great strides over the past decade and has "tremendous potential"- enough to make him expand his real estate interests to northern New Jersey, where he expects to build condos for \$2 million. Trump and partner Metro Homes have started construction on a pair of 50-story towers (575 ft. tall) two blocks from the Hudson. A total of 862 condo units are expected to be completed by spring 2008. Prices will range from the mid- \$300,000s (750 sq. ft.) to \$2 million (3BR- 3,000 sq. ft.). Units will have marble bathrooms and exotic hardwood floors.

The two-story lobby will have 24-hr. concierge service, an 8,000 sq. ft. fitness center, a rooftop plaza with an outdoor heated swimming pool and an enclosed basketball court. The ground floor will have 23,000 sq. ft. of retail space. In addition a 685-space parking garage will be built 6 stories above the retail area and spaces will be offered for sale at \$300,000 ea.).

The \$515 million project sits in a transportation hub, with PATH trains and NJ Transit's Hudson-Bergen light rail a few blocks away. Nearby water taxis can also shuttle workers to Manhattan. It fits in with NJ's "Smart-Growth" movement, which encourages very dense projects around public transportation as an alternative to suburban sprawl and dependence on automobiles. The state has designated the nearby Journal Square district as one of 17 "transit villages" that receive hundreds of thousands of dollars in grants to make the areas around transit stations more pedestrian friendly.

Senior Wellness



Recent studies have shown that seniors can live healthy and productive lives by exercising, eating sensibly and keeping mentally active.

Dr. Thomas Cavalieri, the Director of the NJ Institute for Successful Aging, has stated that "we now know that ag-

ing and chronic disease are not the same thing...For example, we believed osteoporosis could not be prevented 20 years

ago, but now we know through diet, exercise and some pharmacological intervention we can."

According to Calalieri, people become more susceptible to chronic diseases as they age because they have had longer exposure to the bad choices that facilitate disease. However, if you change your choices, you can avoid many illnesses and their effects- effects that are often wrongly associated with getting older.

Some "good choices" that seniors can make are: maintaining well-balanced diets, opting for low-fat foods and lots of fresh vegetables, taking multivitamins, no smoking or consumption of alcohol, and exercising at least 4 times per week (e.g., walking, bicycle riding, swimming, etc.).

In addition to these wellness strategy steps, seniors should also consider volunteering. The Center on Aging and Health at John Hopkins Medical Institute has found that volunteering is a "win-win" situation. Dr. Linda Fried of the Institute has stated that "giving back to your community may slow the aging process in ways that lead to a higher quality of life in older adults.

One such example, is Ruth Melian of Cherry Hill, NJ who manages the CONTACT Exchange. Volunteers, such as herself, man the Reassurance Helpline. The Helpline makes daily calls to the elderly who live alone, including the hearing impaired, to check on their well-being and to call for help if needed. A volunteer is often the only contact a client will have with the outside world on any given day. This daily call, seven days a week, helps seniors live with dignity and a sense of safety and personal security. The service is provided at no cost and the confidentiality of the seniors and the volunteers are always protected. Reassurance volunteers are trained before being assigned a client. Training includes: listening skills, the aging process, loneliness, grief/loss and how to handle the daily calls.

The website for CONTACT is:
www.contacthelplines.org.

Closings

The following projects closed in March:

Insured- PA: Bethlehem TH II; NJ- Oakland Care Center, Spruce Park, and Magnolia Gardens;

and *Section 202/811*- PA: Von Bora Place; NCR Latrobe; and NJ: Ridge Oak II.

